

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
June 2, 2003

PRESENT: Tom Cowan, Chair
Terry Janicz
Rick Meahl
Don Hoeffler
Andy Kelkenberg
John Potera
Mark Decker
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Tom reported that T-Mobile is looking to put up a 140' cell tower on Town property near Skyline & Buell. They have permission to put up a false tower for checking signals, and may submit their application to the Planning Board in the fall.

Tom reported on the variance request to the Zoning Board by Northern Whitetail Scents for retail sales of deer scent products in an R-A zone. The final decision will be made tomorrow night.

Tom inquired about the Frey subdivision status on Utley and Hunts Corners Road. Drainage is a potential problem and may not be approved by Wendel.

Rick reported that the house across the road from Terry has severe drainage problems. Our Code book states 18", which may not be enough for certain properties. This item will be kept in Christine's "Code Book Issues" file for addressing in the future.

Minutes Review

The Board reviewed the minutes from the May 19th meeting. John motioned to approve them adding his name as attending, seconded by Andy and all approved.

Zoning Report Review

The Zoning Report was reviewed and discussed. Terry asked us to check out John Smith's storage building on Main Road. Pipe being laid may be for a septic system. Mr. Smith may be sharing the building with the church as a meeting room.

UNFINISHED

Change in Use Permit - public hearing to be held June 23rd

Moratorium/Overlay Zone - Tom will be scheduling a meeting soon with Marie from Wendel.

Sign Ordinance

The document will be condensed and the phrase "...must meet New York State Code" will be added to avoid lengthy explanation/duplication. Upon Nathan's approval, the ordinance will be ready for recommendation. (Don Hoeffler will email the document to the Building Dept.)

The next meeting is scheduled for June 16th.

John motioned to adjourn the meeting at 8:10 PM, seconded by Rick and all approved.

Respectfully submitted by,

Christine Falkowski
Recording Secretary